

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Warleigh Road, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,067,500 Property Type House Suburb West Footscray

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Dove St WEST FOOTSCRAY 3012	\$975,000	13/12/2025
2	22 Dudley St FOOTSCRAY 3011	\$840,000	08/11/2025
3	74 Everard St FOOTSCRAY 3011	\$995,000	04/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/03/2026 20:13



3 bedrooms, 2 bathrooms, 0 cars

Property Type: House
Land Size: 311 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
December quarter 2025: \$1,067,500

Comparable Properties



22 Dove St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 0 cars

Price: \$975,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 266 sqm approx



22 Dudley St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 0 cars

Price: \$840,000
Method: Private Sale
Date: 08/11/2025
Rooms: 3
Property Type: House (Res)
Land Size: 190 sqm approx



74 Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 0 cars

Price: \$995,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 243 sqm approx

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